

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL P-12
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Emanuel Holy Christian Church has expressed an interest in developing a new church on Disposition Parcel P-12;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Emanuel Holy Christian Church be and hereby is tentatively designated as redeveloper of Disposition Parcel P-12 subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction schedule;

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that Emanuel Holy Christian Church possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6002).

SOUTH END URBAN RENEWAL AREA

PARCEL P-12: Location Plan

Proposed new site for the Emanuel Holy Christian Church.

Parcel 24

ROXSE
221d3 housing

WARWICK ST.

SUSSEX ST.

HAMMOND ST.

GREENWICH ST.

WESTMINISTER ST.

Parcel 23

ROXSE
221d3 housing

Parcel P12b

GREENWICH CT.

110.0 ft.
Parcel
P-12

Parcel 25

TUCKERMAN FOUN.
221 d3 Housing

SERVICE RD.

PROPOSED LOCATION
EMANUEL HOLY CHRISTIAN CHURCH

NEW STERLING ST.

PROPOSED INNER BELT

South End
Urban Renewal
Area R-56

BOSTON REDEVELOPMENT AUTHORITY

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MEMORANDUM

TABLED: MARCH 6, 1969
RESUBMITTED: MARCH 20, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA R-56
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL P-12

SUMMARY: This memo requests authorization to modify the South End Urban Renewal Plan to change the permitted use for Parcel P-12 from "Park" to "Institutional", and this memo supplies additional information requested by the Board.

The Urban Renewal Plan for the South End Urban Renewal Area adopted by the Authority on September 23, 1965, in Section 602 thereof entitled "Land Use and Building Requirements" designates Parcel P-12 for "park" use. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Attached is a plan showing the location of Parcel P-12, the proposed new location for the Emmanuel Holy Christian Church. The Authority has been requested to authorize modification of the Plan in order to make possible use of this small parcel as a relocation site for the nearby church which, for a number of years, has been an integral part of this Lower Roxbury neighborhood. Designation is being requested at this meeting.

Neighborhood leaders fully support the proposed change in the Urban Renewal Plan, both because they wish to see the church rebuilt as near as possible to its present location and because the proposed park use of this parcel has become far less desirable since the re-alignment of the Inner Belt. Attached is a letter from Mrs. Bessie Barnes of the lower Roxbury Neighborhood Association, the local residents' group, indicating wholehearted support of this proposed Plan change and tentative designation of the Emmanuel Holiness Christian Church.

Development of the church will require modification of the permitted land use for Parcel P-12 from "park" to "institutional". This change in use for Parcel P-12 recreation site is justified on the basis that a comprehensive six-acre recreation area is to be developed within two blocks of Parcel P-12.

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It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the permitted use for Parcel P-12 from "park" to "institutional".

An appropriate Resolution is attached.

● Attachments

TABLED MARCH 6, 1969
RESUBMITTED MARCH 20, 1969

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCEL P-12
SOUTH END URBAN RENEWAL AREA

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3/20

SUMMARY: This memo requests that the Authority tentatively designate the Emanuel Holy Christian Church as the Redeveloper of Parcel P-12 in the South End Urban Renewal Area.

The Emanuel Holy Christian Church presently located at 80 Windsor Street in the South End, was originally designated for rehabilitation under the provisions of the South End Urban Renewal Plan. Due to re-alignment of the Inner Belt by the State Department of Public Works, it has become necessary to acquire the present church.

For a period of two years, the Authority Staff has been working with the Church to find an appropriate location. The Church has expressed an interest in becoming the developer of Parcel P-12 which is near its present location and convenient to most of the members of its congregation.

The Church, which has submitted financial disclosure statements and preliminary plans, appears to be financially capable of purchasing and developing the site in accordance with the Authority's standards. It is therefore recommended that the Authority tentatively designate Emanuel Holy Christian Church as Developer of Parcel P-12 containing approximately 10,850 square feet.

An appropriate Resolution is attached.

Attachment